# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149800 DEEDWARR
10/08/2018 10:57:15 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20181008-0099545

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Andrew Joel Rosario-Vega<br>Dadgye Enid Davila-Romain | The Mortgage Firm, Inc. | 15010009700 |
| (NAME) | (NAME) | |
| 3005 Stone Bridge Rd. | 118 Saundersville Road, STE 180 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gina Gallup and Stephen Gallup, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Joel Rosario-Vega and Dadgye E. Davila-Roman, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 251 on the Plan of Town Village of the Country, Section III, as of record in Book 5200, Pages 268 & 269, Register's office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gina Gallup and husband, Stephen Gallup, by deed from record in Instrument No. 20090330-0028247, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Stephen Gallup by Gina Gallup as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Book *____, Page _____ , in the Register's Office for Rutherford County, Tennessee.

*20181008-0099544

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3005 Stone Bridge Rd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 4th day of October, 2018.

Gina Gallup

Stephen Gallup by Gina Gallup as attorney-in-fact
Stephen Gallup
By Gina Gallup, as his attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me Gina Gallup, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of October, 2018.

Notary Public _____
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of October, 2018, before me personally appeared Gina Gallup, the person who executed the foregoing instrument on behalf of Stephen Gallup, and who acknowledged that she executed the same as the free act and deed of the said Stephen Gallup, through Power of Attorney granted him by the said Stephen Gallup.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 5th of October, 2018

Notary Public
My commission expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No.: 13469